



1 Brigidon Villas The Promenade, Penclawdd, Swansea, SA4 3FF

£285,000

An end of terrace three bedroom home with far reaching views across the Loughor Estuary, offered to the market with no onward chain. This is a property that combines position and potential, with a layout that lends itself well to modern family living and the opportunity to enhance over time.

The ground floor offers a natural flow between living and dining spaces, leading through to a generous kitchen and breakfast room that forms the heart of the home. Upstairs, three bedrooms are served by a bathroom, with the front facing rooms enjoying the standout estuary outlook. Outside, the property continues to impress with a lawned frontage, garage and off road parking, while to the rear a courtyard opens into an enclosed garden. Positioned within the heart of Penclawdd, the property benefits from a strong sense of community alongside everyday convenience. A selection of independent cafés, traditional pubs, local shops and a supermarket are all within easy reach, as well as a well regarded community centre. The surrounding coastline and salt marshes offer scenic walking routes, while excellent links via the M4 and nearby Gowerton railway station provide straightforward access to Swansea, Llanelli and beyond. A well located home with captivating views, ideally suited to families, professionals or those seeking a coastal lifestyle with convenience at its core.

The Accommodation Comprises

Ground Floor

Hall



Entered via front door, staircase leading to the first floor, fitted carpet, radiator.

Living Room 11'1" x 10'11" (3.37m x 3.32m)



Double doors open out to the front garden, allowing plenty of natural light to fill the room and creating a seamless connection between indoor and outdoor spaces. The room is finished with a fitted carpet and a radiator.



Dining Room 11'2" x 10'11" (3.41m x 3.32m)



Door to kitchen/breakfast room, fitted carpet, radiator.

Kitchen/Breakfast Room 11'9" x 14'2" (3.58m x 4.32m)



The room is fitted with a matching range of wall and base units, complemented by ample worktop space and a ceramic sink unit. There is a built-in cooker with a five-ring gas hob and extractor hood over. Double glazed windows to the side and rear, while a feature fireplace with surround adds character to the space. The flooring combines fitted carpet and vinyl and a radiator.



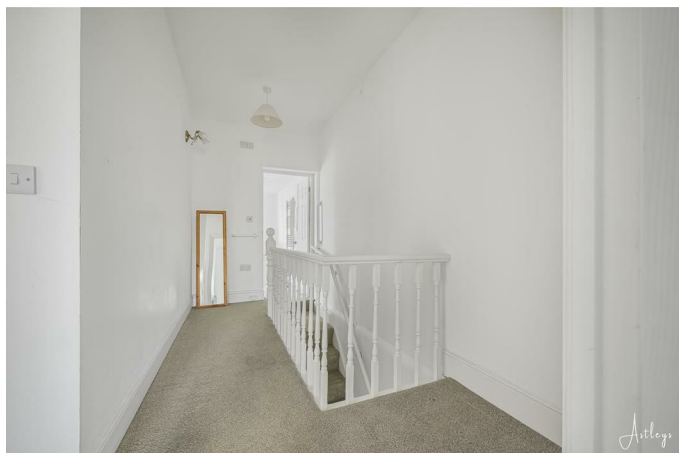
WC



Double glazed windows to side and rear, space for fridge/freezer, vinyl flooring. This versatile space could be adapted to suit a range of household needs.

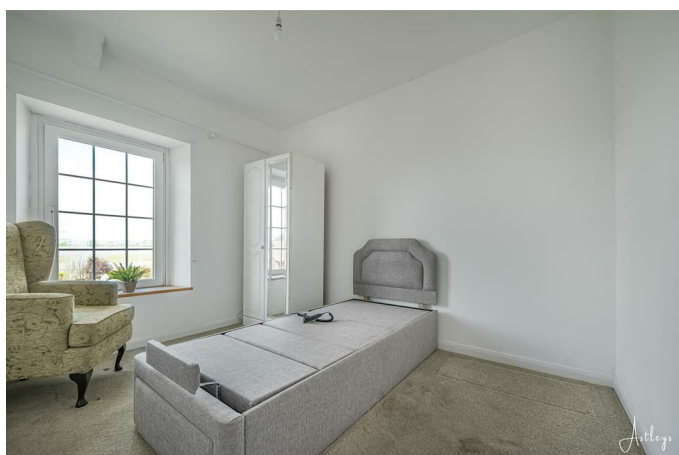
First Floor

Landing



Fitted carpet.

Bedroom 1 11'1" x 8'7" (3.39m x 2.61m)



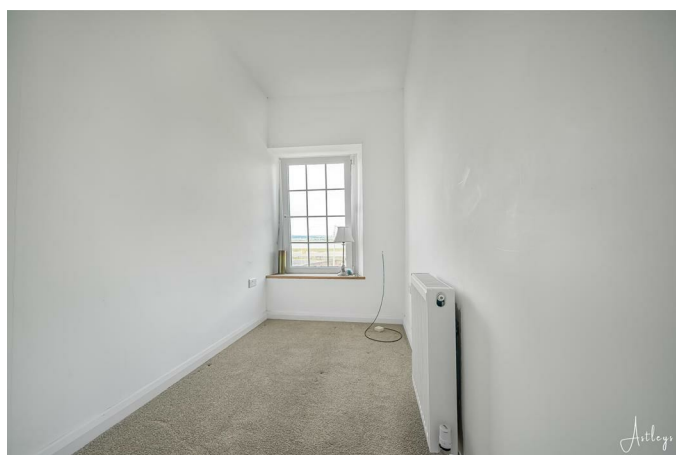
A double glazed window to the front enjoys beautiful views across the Loughor Estuary. The space is finished with a fitted carpet and a radiator.

Bedroom 2 12'4" x 8'7" (3.75m x 2.61m)



Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 11'1" x 5'3" (3.39m x 1.61m)



Double glazed window to front, fitted carpet, radiator.

Bathroom



The bathroom is fitted with a four piece suite comprising a bath, separate shower cubicle, wash hand basin and WC. Fitted carpet, a heated towel rail and a double glazed window to the side.



External



To the front of the property there is a good-sized lawn bordered with shrubs, along with the added benefit of a garage and off road parking.

To the rear, a small courtyard leads through to an enclosed garden.



Garage



Up and over door.

Aerial Images





Agents Note

Tenure _ Freehold

Council Tax Band - D

Parking - Driveway and Garage

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Mains Water.

Mobile coverage - EE Vodafone Three O2

Broadband - Standard - 16 Mbps Superfast 61 Mbps

Satellite / Fibre TV Availability - BT Sky

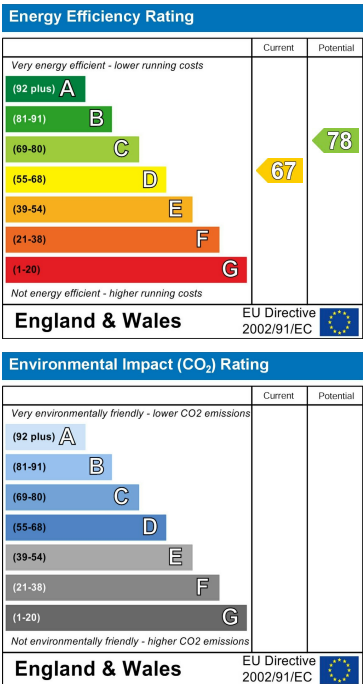
Floor Plan



Area Map



Energy Efficiency Graph



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